

# Valley Center Community Planning Group

## Minutes for the December 13, 2010 Meeting

**Chairman: Oliver Smith Vice Chairman: Anne Quinley Secretary: Deb Hofler**

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With  
N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: December 14, 2010

Approved: January 10, 2011

1. Call to Order, Roll Call by Seat #, Pledge of Allegiance											07:00			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
P	P	P	P	P	P	P	P	P	A	P		P	A	P

Notes:

Quorum Established: 12

Yes ( X )

2. Approval of Minutes:
Notes: No minutes were disseminated.

3. Open Forum:
a) Dorothy Kennedy – What, if anything is planned for Villa Sierra Rd? At this point nothing until the funds become available.
b) Sandy Smith – J36 – The County is getting ready to put a document together for public review. The County road standards will be modified for Valley Center. Example: They will be matched with the trails map, the on street parking will be modified etc....
c) Bob Davis – If you are driving down Vesper toward MacTan, one of the Engelman Oak Trees was killed after being trimmed by County tree trimmers. We need a policy to deal with these 100 year old Oak trees. This can be added to the January 2011 regular meeting agenda as an action item.
d) Melissa Johnson – Got notice of a project/subdivision near her property. How does she find out what is going on? Recommend call DPLU. The PG is toward the end of the application process. Han Britsch just got the project (see 5.f). She can call him.

4. Announcements & Items of Public Interest:
a) Report and update on the November 10, 2010 and December 8, 2010 meetings of the Board of Supervisors Meeting on the General Plan Update. (Oliver Smith). Public testimony is closed. Now it is continued to February 9, 2011. County staff has to respond to everyone who testified.
b) Discussion/Reminder to sub-committee chairs and the public that VCCPG sub-committees will be reconstituted in January. There will be new opportunities to participate. (Oliver Smith).
5. Land Use/Action Items:
5.a. Discussion and possible vote on VCCPG action on the Planning Commission's December 17, 2010 consideration of PAA 09-007, the Accretive "Sustainable Community" Project in West Valley Center. (Oliver Smith)

**Discussion & Comments:** Rudolf – This was voted to be put on the agenda from a correspondence received by the Planning Commission. Two of the Commissioners voted to wait until after the GPU was voted upon by the BOS to vote on this PAA. We do not understand why this PAA is being reconsidered. The PG gave a great presentation against this. We will find out on the 17<sup>th</sup>.

Smith – Is public testimony open? A: we think so. We have an empty school so why Accretive feels we need a new one is beyond me.

Glavinic – Feels that PC realizes that they need to address AB32. This is just speculation.

Notes: Planning Group Member Hans Britsch recused himself from the discussion on this item because he has property interests within 500 feet of the project

5.b. Discussion and possible vote concerning VCCPG recommendation for use of the \$425,000 payment by the San Pasqual Band to provide for capacity and/or safety improvements to Valley Center road
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between Escondido and North Lake Wohlford Road. (Bob Davis for VCCPG)														
<p><b>Discussion &amp; Comments:</b> Sandy Smith – The Mobility SC will hold a meeting Jan. 24, 2011 at 6 pm at the Library for ideas for this \$\$\$. This list will go to DPLU, then they will let us know which is feasible. The mobility SQ will then come back to the PG with ideas.</p> <p>Smith – this \$\$\$ was negotiated with Valley View Casino for their hotel and additional gaming for the casino.</p>														
5.c.	<p><b>Matz Commercial Building, 8719 Old Castle Road, Escondido; 3500-10-013 (S10-013) "B" designator; owner is R. Matz, 11233 Rolling Hills Way; contact person is James Scott Fleming; 619-743-5770. Plans include construction of an 8,000 SF commercial building on the site of a previous 6,000 SF building. Building will include a restaurant/deli, 2 additional restaurants, dentist office and miscellaneous office space and additional parking. (DPLU Planner is Dave Shibbet) (Jon Vick for VCCPG)</b></p>													
<p><b>Discussion &amp; Comments:</b> Plans include construction of an 8,000 SF one story commercial building on the site of a previous 6,000 SF building. Building will include a restaurant/deli, 2 additional restaurants, dentist office and miscellaneous office space and additional parking.</p> <p>Matz – Went through the planning process for 2 years. Is having a very difficult time getting the project through. They gave him a 50 page scoping letter. The I-15 sponsor group approved everything. He then has to meet with the VC DRB tomorrow. This will be the second meeting. Would like a waiver for the road widening. This would destroy 100 year old Oaks and Sycamores. The DPLU planner has agreed to waive the road requirements.</p> <p>Hofler – We need to make sure there is a left hand turning lane into the Commercial development.</p> <p>Davis – made the motion</p> <p>Rudolf – Don't like doing things piece meal. It just muddles everything.</p> <p>Robertson – DRB will be reviewing tomorrow. The issues that DRB has have been resolved by the waiver of the roads by the County.</p> <p>Rudolf – Has the staff asked for the waiver? A: Vick – don't know.</p> <p>Hofler – We have done this in the past.</p> <p>Rudolf – We should ask the County to read the Community Plan and use those road requirements.</p>														
<p><b>Motion:</b> PG accepts waiving the road improvement as specified in the August 18, 2010 scoping letter, (paragraph 6, p. 25)</p>														
ANDERSON	DAVIS	HOFLER	VICK	BRITTSCH	ROBERTSON	QUINLEY	MONTROSS	LEWIS	HERIGSTAD	SMITH	VACANT	RUDOLF	CHRISTIANSON	BACHMAN
Y	Y	N	Y	Y	Y	Y	Y	Y		Y		Y		Y
Maker/Second: Davis/Vick								Carries (Y-N-A): 11-1-0						
Notes:														
5.d.	<p><b>Consideration and vote on decision of Valley Center Parks and Recreation Department to seek addition funds to cover costs for the Adams Park Gazebo Projects; bids came in over estimated costs and addition funds are required to cover project cost. (Dave Montross for VCCPG)</b></p>													
<p><b>Discussion &amp; Comments:</b> The Parks and Recreation Board would like to vote on this first. Even though the planning group got the document and request from County Parks and Rec. Assistant Director Renee Hilton; Valley Center Parks and Rec. Board Vice President Tom Bumgartner voiced a concern regarding any approval request before the Valley center Parks and Rec. Board had voted on it. He anticipated their vote would be in late January, 2011.</p> <p>Recommend continue this item until after they vote.</p> <p>Rudolf – Would like to express support for going after PLDO money.</p> <p>Montross – will pass the information to Bachman.</p>														
5.e.	<p><b>Further consideration and possible vote on the Fee to Trust Request by the San Pasqual Tribe and the FONSI finding by the Bureau of Indian Affairs that would turn 9 acres at the southwest corner of Valley Center road and North Lake Wohlford Road in Reservation land and a strip mall containing a liquor store. Area is close to the Valley Center Middle School.</b></p>													

<b>(Oliver Smith for VCCPG) – continued</b>														
<b>Discussion &amp; Comments:</b> Meeting with Darryl Issa's local office manager is Dec. 21, 2011.														
5.f.	TPM 21001 Project case number 3282-21001; Goodnight Ranchos—TPM Resolution Amendment; project is located at 30359 Circle R Lane; contact person is Jerry Goodnight at 760-749-3152. DPLU Planner is Katie Hughes 858-495-5845. (No further information is provided by DPLU) (Hans Britsch for VCCPG). continued													
5.g.	P10-010; Lilac Ridge Verizon Wireless project at 10378 Lavender Point, Escondido, CA; Site Plan with Enlarged Storm Water Management Plan, elevations and other detailed drawings. (Dave Anderson) - continued													
5.h.	Report from Mobility Committee with possible vote on solutions for Fruitvale Road at Stargaze Lane (TM 4826-1) Andrew Kann provided a list of specific construction issues and DPW requests that the VCCPG consider his concerns about the road and provide further input into its future shape and features. (Bob Davis)													
<b>Discussion &amp; Comments:</b> Andrew Kann provided a list of specific construction issues and DPW requests that the VCCPG consider his concerns about the road and provide further input into its future shape and features. There is a dip in Fruitvale and Stargaze Tees into the dip. The conditions for the TM of the half finished subdivision was 500 feet sight distance from Stargaze to Fruitvale. DPWs response was to re-stripe the road to under recommended lane width to accommodate a west bound acceleration lane. This also removed any pedestrian walkways. This made a bad situation much worse.														
<b>Motion:</b> PG authorizes the Chair sending the attached letter to the director of DPW, ccing CAO, TAC and County Council, in support of the Mobility Subcommittee. Adding that it is in close proximity to two churches, and a primary school. This is a huge potential liability issue for the County. (See attached pdf file)														
A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y	Y		Y		Y		Y
Maker/Second: Davis/Vick								Carries (Y-N-A): 12 – 0 – 0						
Notes:														
5.i.	300-10-056 (AD10-056) Administrative Permit. Southeast corner of Valley Center Road and Woods Valley Road; review of permit to remove fill from the property and grade it. Formal Review of the grading permit. (Vick)													
<b>Discussion &amp; Comments:</b> This was voted upon and approved by the PG at our June 28, 2010 meeting so it does not need to be voted upon again.														
6.	<b>Announcements &amp; Items of Interest to the VCCPG: none</b>													
As it was their last meeting as members of the planning group, the Chair and other members recognized Keith Robertson and Dave Montross for their service to the group and to the community.														
7.	<b>Subcommittee Reports &amp; Business:</b>													
a)	Mobility – Bob Davis, Chair.													
b)	GP Update – Richard Rudolf, Chair.													
c)	Nominations – Hans Britsch, Chair.													
d)	Northern Village – Keith Robertson, Chair.													
e)	Parks & Rec. – David Montross, Chair.													
f)	Rancho Lilac – Ann Quinley, Chair. - inactive													
g)	Southern Village – Jon Vick, Chair.													
h)	Spanish Valley – Oliver Smith, Chair. - inactive													
i)	Tribal Liason – Paul Herigstad, Chair.													
j)	Website – Robert Davis, Chair.													
k)	Pauma Ranch – Ann Quinley and Keith Robertson, Chairs. - inactive													
l)	Castle Creek – Oliver Smith, Chair. - inactive													
m)	Equine Rezoning – Paul Herigstad, Chair.													

n)	Nelson Way Recycling Plant – Robert Davis, Chair. - inactive		
8.	Correspondence Received:		
<p>a. DPLU to VCCPG, Verizon Wireless telecommunication site; MUP10-001; APN 129-170-07; Site Map and photo simulation. Project is located at 30641 Rolling Hills Drive off of Old Castle Road. Project involves installation of Verizon wireless telecommunications equipment inside a split fact concrete block wall on a concrete pad; installation of three antenna sectors of four antennas each; antennas mounted to a 35 foot mono broadleaf; installation of a new 200 AMP electrical service; installation of a new telco service connection from an existing utility pole; installation of a proposed 4 foot microwave dish mounted to proposed 35 foot monoleaf;. No landscape or irrigation is planned for project. Applicant is Verizon wireless, contact is Eric Neilson 949-293-5506; Owners are Nora and Marty Marvin 30641 Rolling Hills Drive 760-855-3107. No DPLU contact is provided. (Anderson).</p> <p>b. DPLU to VCCPG; TM 5551, O08-028, Environmental log No 06-08-0033; Butterfield Trails Ranch, Sunday Drive at Valley Center CA. Report on the DPLU review of project's Extended Initial Study/Information submitted as required by the scoping letter which DPLU has determined is incomplete. A list of issues to be addressed is included with this DPLU report. (Gail Wright is DPLU project manager. Telephone 858-694-3003). (Vick)</p> <p>c. Letter from Dr. Lou Obermeyer, Superintendent of VCPSC to Cheryl Jones (with a copy to Oliver Smith and the VCCPG) for distribution to the San Diego County Planning Commission regarding the proposed Accretive project in Valley Center scheduled for hearing on December 17, 2010. The letter states that the source of funding for a new school has not been clarified by Accretive and that Mr. Goodson's comments about the frequency of permissible school bus stops are not known to Dr. Obermeyer or the District's Director of Transportation. (Oliver Smith)</p> <p>d. Letters from State Assembly member Joel Anderson to Ms. Norwood-Johnson, Mr. Mark Jackson, Mr. Robert Davis, and Mr. Jon Vick offering congratulations on their election to the VCCPG.</p> <p>e. San Diego County Traffic Advisory Committee to Oliver Smith, Chair, VCCPG. The Board of Supervisors directed recertification of the 50 MPH segment on Valley Center Road from SR 76 southerly to a point 1,230 free south of Mile Post 34 for continued radar speed enforcement.</p> <p>f. San Diego County Board of Supervisors to VCCPG. Notice of public hearing on December 8 at 9:00 AM to consider a Zoning Ordinance Update No 28 and County Code and Administrative Code Amendments. Meeting is held at 1600 Pacific Highway, Room 320 in San Diego.</p> <p>g. DPLU to VCCPG, 3200-201183, TPM21183 Kim Tentative Parcel Map located at 29770 Pamoosa Lane and Old Castle Road. Project is a minor Subdivision. The existing 46.92 acre parcel will be split into four lots plus a remainder parcel. Four building pads for future residential development are proposed. DPLU Planner is Katie Hughes at 858-495-5845. (VCCPG member is Britsch)</p> <p>h. Registrar of Voters to VCCPG; Certificates of Election for new VCCPG members.</p> <p>i. Planning Commission of San Diego to VCCPG. Notice of Public Hearing. On December 17, 2010 Accretive Plan Amendment Authorization 3801-09-007 will be heard. This is a request to initiate a PAA for a community within Valley Center to contain 1,746 dwelling units. The request for a PAA was previously declined by the Director of DPLU because the proposal would not be consistent with the existing General Plan or the proposed GPU. Meeting at 5201 Ruffin Road, San Diego at 9:00 AM on December 17, 2010.</p>			
9.	Requests for Items on Upcoming Agendas:		
a)	Request from Bob Davis about contacting the County about the inappropriate/ruinous pruning of Oak trees in Valley Center.		
10.	Motion to Adjourn: Next meeting		9:00 pm
	Maker/Second: Smith/Montross	Vote: 12 – 0 - 0	
Notes:			